

LETTER OF INTENT

SUPER-8 HOTEL REMODEL

1. Site Design:

Located in West Sedona on State Route 89A the project consists of a three story hotel and ancillary functions such as a separate lobby, pool and meeting room. No additional enclosed area will be incorporated. The desire is to upgrade the existing facility and offer the patrons a higher quality experience.

2. Drainage Way Design:

Drainage patterns are existing and will remain the same.

3. Building Placement and Orientation:

The existing structure is oriented with its long axis running East and West, no changes will be made.

4. Linkage and Circulation:

Existing no revisions anticipated.

5. Parking:

Parking will be modified on the South side of the hotel to one-way. This will provide more landscaping next to the building and also adjacent properties to the south.

6. Exterior Lighting:

Lighting is existing and will remain.

7. Signage:

Signage is existing and will remain.

8. Building Equipment and Services:

Loading and refuse enclosures are existing and will and will remain. Mechanical equipment is existing and ground mounted within and enclosure.

9. Fences and Walls:

All existing fences and walls to remain such as mechanical enclosure and pool fence. New sandblasted masonry screen walls will be added on the ground floor.

10. Architectural Character and Building Form:

The existing Hotel Building is remodeled with the addition of steel framed balconies and grey glass guardrails on the North and South sides. The existing tile mansard will be removed and on the ground floor sandblasted masonry patio screen walls will be added. The colors proposed incorporate the colors of adjacent nearby rock outcroppings. Steel to be painted in simulated corten rusted steel paint and the stucco painted in two tones relating to the lighter parts of the red cliffs. The exposed steel balconies and colors are designed to bring an updated and upscaled image to the outdated existing structure.

11. Landscape:

The landscape is existing around the site and additional new landscape will be added adjacent to the building where the balcony structures occur. Adjacent to the 45 degree parking new planter areas were created to help buffer the adjacent properties.

12. Article 9 SLDC:

No additional interior square footing has been added and all yards and setbacks to remain with the exception of the new balconies on the South elevation.

13. Section 401.06 LDC:

This project is not new building only the remodel of an existing building.

14. Public Art:

None proposed for this existing complex.